

Municipal Clerk
Atlanta, Georgia

05 - 0 - 0752

U-05-12

AN ORDINANCE
BY: IVORY LEE YOUNG, JR.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. Under the provisions of (Section 16-06.005 (1) (g)) of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for a Personal Care Home is hereby approved. Said use is granted to Bisi E. Oluyemi and is to be located at **1589 Mims Street, S.W.** to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 148, 14th District, Fulton County, Georgia, being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Section 16-25.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Special Use Permits, Procedural Requirements", and the Director, Bureau of Buildings, shall issue a building permit only in compliance with the applicable provisions of this part. The applicable conditional site plan and any other conditions hereby imposed are enumerated by attachment. The Special Use Permit hereby approved does not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

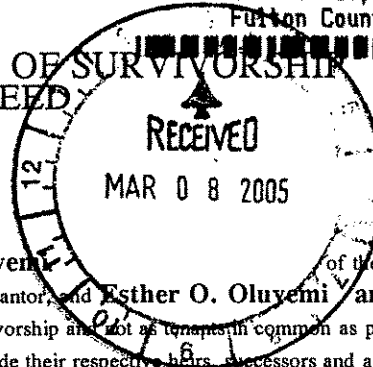
SECTION 3. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Return Recorded Document to:
The Law Offices of Onipede & Sewell, L.L.C.
2799 Lawrenceville Highway
Suite 100
Decatur, Georgia 30033
FILE #: 04-1305-OLUYEMI

Deed Book 38038 Pg 357
Filed and Recorded Jul-16-2004 09:18am
2004-0218638
Real Estate Transfer Tax \$0.00
Juanita Hicks
Clerk of Superior Court
Fulton County, Georgia

JOINT TENANCY WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED

STATE OF GEORGIA,
COUNTY OF DEKALB



This Indenture made this 24th day of May, 2004 between Bisi Oluyemi of the County of Fulton, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Esther O. Oluyemi and Bisi E. Oluyemi, of the County of Fulton, Georgia, as joint tenants with right of survivorship and not as tenants in common as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum for **LOVE & AFFECTION** and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

All that tract or parcel of land lying and being in Land Lot 148 of the 14th District, of FULTON County, Georgia, being Lot 8, of General Realty & Development Corporation Property, as per plat recorded in Plat Book 3, Page 34, FULTON County, Georgia Records, and particularly described as follows:

Beginning at a point on the north side of Mims Street one hundred fifty-seven (157) feet East from Laurel Avenue (which point is at the intersection of the east side of a ten (10) foot alley with the north side of Mims Street) and running thence, East along the north side of Mims Street forty nine and nine tenths (49.9) feet to the southwest corner of Lot 9 of said property; running thence North, along the line dividing Lots 8 and 9, one hundred seventy-two and nine-tenths (172.9) feet to Lot 3 of said property; running thence west, along the south line of said Lot 3 fifty-seven and five-tenths (57.5) feet; running thence South, along the East line of Lot 4 of said property, twenty-three and eight-tenths (23.8) feet to said alley above mentioned; running thence East, along the north end of said alley, seven (7) feet; running thence South, along the east side of said alley, one hundred forty-nine (149) feet to the north side of Mims Street and the point of beginning, being property known as 1589 Mims Street, City of Atlanta, Georgia. Reference to said plat is incorporated herein and made a part hereof.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in **FEE SIMPLE**, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.